

SECOND LIMITED **STRUCTURAL REPORT**

By Email Only

Prepared for:

Jenny Cattell
13 Well Hill
Honley
HD9 6JF



“ Elevation on gable with scaffold adjacent Westcroft Road”

Project	13 Well Hill, Honley, HD9 6JF
Project Number	2025/116
Date	22 nd July 2025

Our Ref: 2025/116/a/sgm

22nd July 2025

Jenny Cattell
13 Well Hill
Honley
HD9 6JF



Dear Jenny,

**Second Limited Structural Conditional Report on chimney and gable
wall at 13 Well Hill, Honley, HD9 6JF
as inspected from the top of the scaffolding**

Following the verbal instruction received from yourself, we have carried out a high level visual inspection of the chimney and gable at 13 Well Hill, Honley, HD9 6JF, in, order to assess and comment further on the leaning chimney stack but to also comment on the leaning gable wall now that the scaffolding has been erected and direct access was possible.

The inspection was carried out during fine dry weather.

Inspection was made onto the roof and using a 1.8m long spirit level the degree of lean was assessed. No internal inspection was made.

The builder Jonny Wilde was present during the inspection.

Reference Position

For the purposes of this report all references to left, right, front and rear are as viewed from Westcroft Road.

External Observations

Refer to the photos in Appendix A of this report for the photos and captions discussing the lean of the chimney, but furthermore more, the lean of the gable now seen from the close-up vantage point of the scaffold tower.

Conclusion

1. The chimney stack has a severe outward lean, which has now been measured as 200mm out of plumb using a 1.8m long builder's spirit level, for the height of the 1.2m height of the stack.
2. The gable wall peak was also significantly out of plumb as now seen from the top of the scaffolding. This outward lean was measured as being 150mm above the level of the projecting front sill stone to the top of the gable wall. The outward lean at the front of the gable was approx. 90mm from the front eaves down to the sill stone level. The front eaves height was measured as being 1.35m high above the sill stone, the gable peak was measured as being 2.75m high.
3. As previously stated in our prior report, this severely leaning chimney stack could collapse. Furthermore, the top of the gable wall also has a significant outward lean, which is also dangerous to pedestrians.
4. Pointing to the outer stonework also has dozens of cracks.
5. In addition to the chimney the outer leaf of the peak of the gable wall will need to be dismantled and re-built. See recommendations below.

Recommendations

1. The chimney stack should be rebuilt identical to the original using the same stonework in a sand-cement mortar mix. The weathered lower course of stone should be replaced with reclaimed stone to match the original. The original chimney pots should be reinstalled. All as previously stated in our initial report.
2. In addition the gable outer leaf should be taken down and re-built plumb. This would apply for the upper 2.75m from the sill stone level upwards.
3. The outer leaf should be rebuilt incorporating long stainless steel 'L-shaped' straps at 750mm horizontal centres and 450mm staggered vertical centres.
4. Straps can be installed to the ends of the purlins in the upper portion of the peak and threaded through to the internal small void above the flat ceiling.
5. The scaffold will need to be extended front and rear to the gable, designed to cater for the weight of any stored stone. In addition the scaffold may require outriggers extending into the road to cater for the lateral force applied to the slender scaffold tower from the leaning stone. Additional diagonal cross bracing will undoubtedly be required to the tower side faces.
6. Prices will need to be obtained from the builder and scaffolder for this additional work.
7. A new liner flue should be priced for inclusion as there is a gas flue in the lounge venting to the chimney stack.
8. Lead flashings should be replaced.
9. The Local Authority Listed Buildings Department should be advised before undertaking the additional work.

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I trust the above meets your present requirements. Should you have any queries with regards to the above, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "Stuart". The signature is written in a cursive style with a horizontal line underneath the name.

Stuart McCormick
B Eng (Hons) C Eng MStructE
Consultant
SGM Structural Design Ltd

SGM Structural Design Ltd. Registered in England. Company Reg No: 5465970

Carl Devenish *BSc (Hons)* Director, Darren Ford *MEng (Hons)* Director

S. G. McCormick *BEng (Hons) CEng MStructE* Consultant

Registered Office at: Springfield Lodge, 4 Thornhill Road Edgerton Huddersfield, HD3 3AU

APPENDIX A

PHOTOGRAPHS



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Photo 1 – Chimney lean at the top measured as 200mm out of plumb.

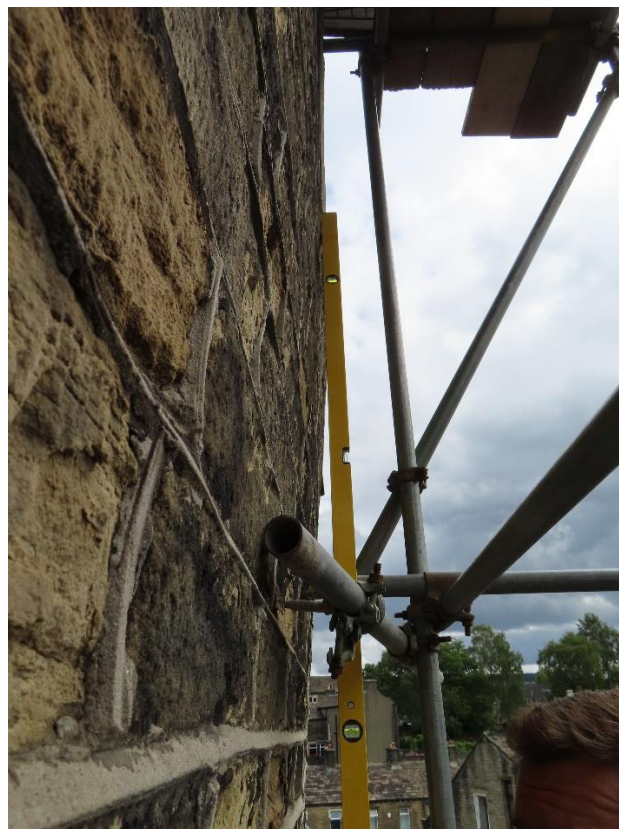


Photo 2 – Lean to the top of the gable peak measured as being a further 150mm additional to the chimney lean.



Photo 3 – Top gable lean from front sill stone level upwards. Lean at the front of the gable was measured as 90mm approx. to this 1.35m height above the sill stone level.

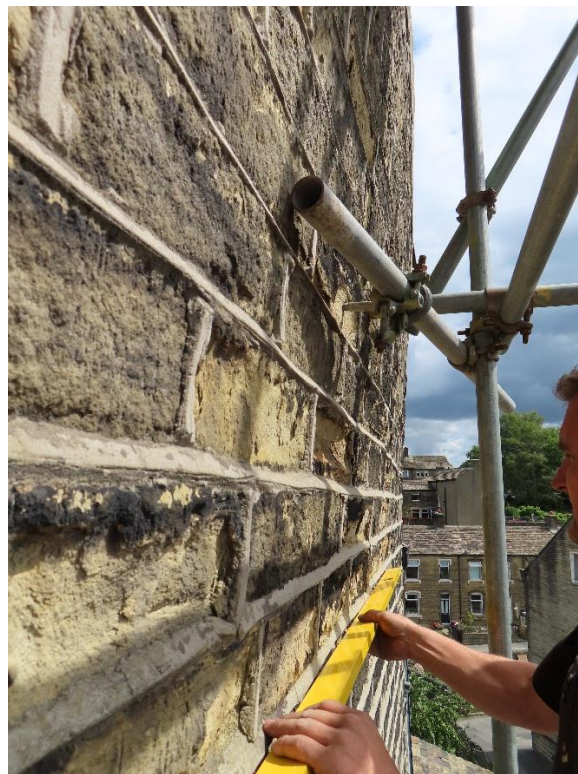


Photo 4 – The builder's spirit level denotes the height to which the outer leaf of the gable wall needs to be taken down and re-built.



Photo 5 – Exposed top of the stone leaf can be seen as the external leaf of the gable walling has moved out. The stone roof 'slate' finishes are fixed to roof rafters, which are fixed to purlins sat on the inner leaf. Evidence that the inner leaf is moving out far less than the outer leaf stonework.



Photo 6 – Dozens of tension cracks were seen to the gable pointing as the gable external leaf moves out, increasing the curvature of the external leaf.



Photo 7 – Massive cracks to the rear of the chimney stack and tearing away of the lead flashings were seen.



Photo 8 – Cracking was seen on all faces of the chimney stack.